





The Rigg is a deceptively spacious cottage situated in a beautiful picturesque spot in the dales. With a lovely living room with log burner, a separate dining room, a fitted kitchen, utility room and wc. To the first floor there are three double bedrooms and a bathroom. Externally there is a shared garden and parking for two cars. This delightful property is available from the end of November 2025.

#### LOCATION

The Rigg is situated in Arkengarthdale, the most northerly of the dales. Applicants need to be understanding of how remote the area is and that it can be cut off in certain weather conditions. The applicants vehicle must be suitable for all terrains and weather as there is travel involved to get to any shops and amenities.

#### IMPORTANT INFORMATION

Postcode: DL11 6EW.

Style of property: Cottage.

Council Tax Band: E - North Yorkshire Council.

EPC Rating: E.

Heating: Oil fired central heating.

Appliances: There is an integrated oven and hob and an AGA.

Parking: There is parking.

Pets: Pets would be considered on a case-by-case basis at an extra £25pcm per pet.

Term: The landlord is looking for long term tenants.

Available from: End of November 2025.

What3words:///joked.weds.coast



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £30,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£230.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £1,153.00 This will be refunded at the end of the tenancy subject to terms and conditions.

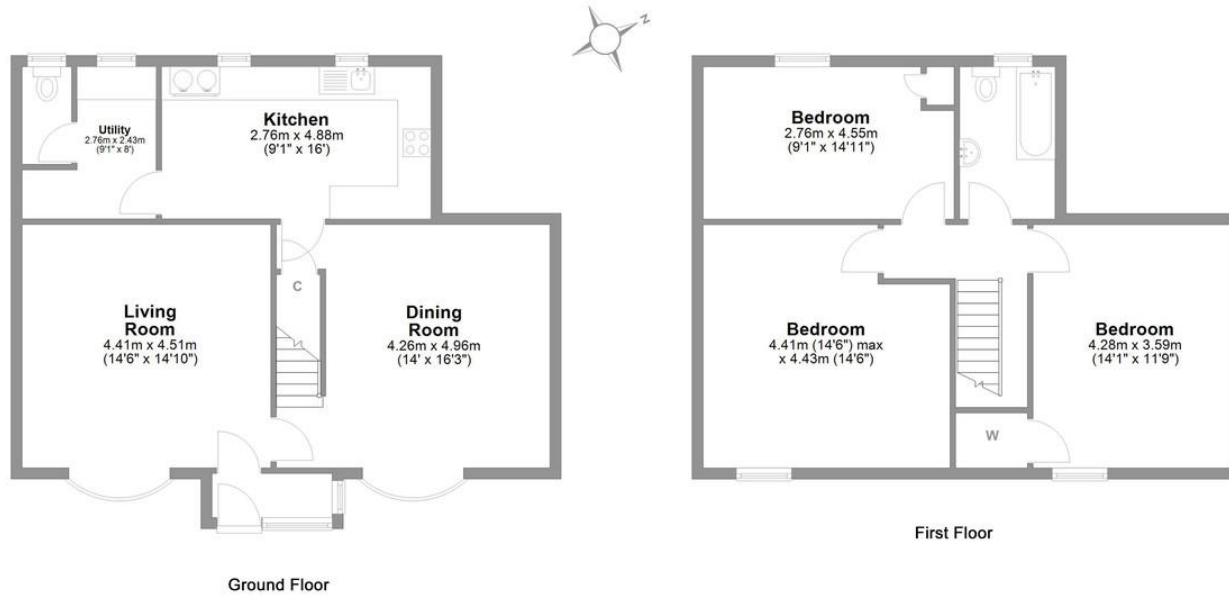


**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



# The Rigg Arkengarthdale

Total area: approx. 125.0 sq. metres (1345.1 sq. feet)



## LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd



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